004.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,400 / 969,400
					USE VALUE:	969,400 / 969,400
					ASSESSED:	969,400 / 969,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97	-99	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERENINI MATTHEW D &
Owner 2:	FERREIRA KELLY M
Owner 3:	
Street 1:	99 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCLAUGHLIN WILLIAM & LINDA -
Owner 2:	MCLAUGHLIN MICHAEL -
Street 1:	5 OLD WINTER STREET
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4982.000	513,800		455,600	969,400
Total Card	0.114	513,800		455,600	969,400
Total Parcel	0.114	513,800		455,600	969,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.86 /Parcel: 382.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4168

GIS Ref

GIS Ref

Insp Date 08/26/17

!443!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	513,800	0	4,982.	455,600	969,400		Year end	12/23/2021
2021	104	FV	490,300	0	4,982.	455,600	945,900		Year End Roll	12/10/2020
2020	104	FV	490,400	0	4,982.	455,600	946,000	946,000	Year End Roll	12/18/2019
2019	104	FV	378,800	0	4,982.	484,000	862,800	862,800	Year End Roll	1/3/2019
2018	104	FV	378,800	0	4,982.	353,100	731,900	731,900	Year End Roll	12/20/2017
2017	104	FV	330,300	0	4,982.	307,500	637,800	637,800	Year End Roll	1/3/2017
2016	104	FV	330,300	0	4,982.	262,000	592,300	592,300	Year End	1/4/2016
2015	104	FV	294,100	0	4,982.	256,300	550,400	550,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:31:47

LAST REV

Date	Time
10/27/21	08:51:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 443

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN WILL	61853-140		5/22/2013		620,000	No	No		
MCLAUGHLIN WILL	61853-137		5/22/2013	Convenience	1	No	No		
MCLAUGHLIN WILL	54063-50		12/29/2009	Family	100	No	No		
MCLAUGHLIN WILL	53277-93		7/27/2009	Family	100	No	No		
PATEL SHAILESH	30110-177		4/30/1999		293,000	No	No		
	18406-374		7/1/1987		246,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2021	958	Porch	46,000	C				
10/15/2019	1636	Heat App	5,000	C				
10/24/2017	1417	Add Att	144,000	O				
4/25/2017	466	Inter-De	8,000	C				
6/5/2005	451	Redo Bat						
6/1/2005	448	Redo Bat	4,000					
7/29/2003	61	Redo Bat	4,390					
10/28/2000	843	Porch	2,600	C				REPLACE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	Meas/Inspect	HS	Hanne S
4/8/2009	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing N/C		
6/13/2000	MLS		
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4168
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4982		Sq. Ft.	Site		0	80.	1.14	1									455,570						455,600	

Total AC/HA:	0.11437	Total SF/SM:	4982	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	455,570	Spl Credit		Total:	455,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06469190
Const Adj.:	0.98990101
Adj $ / SQ:	189.709
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698140
Depreciation:	184309
Depreciated Total:	513831

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

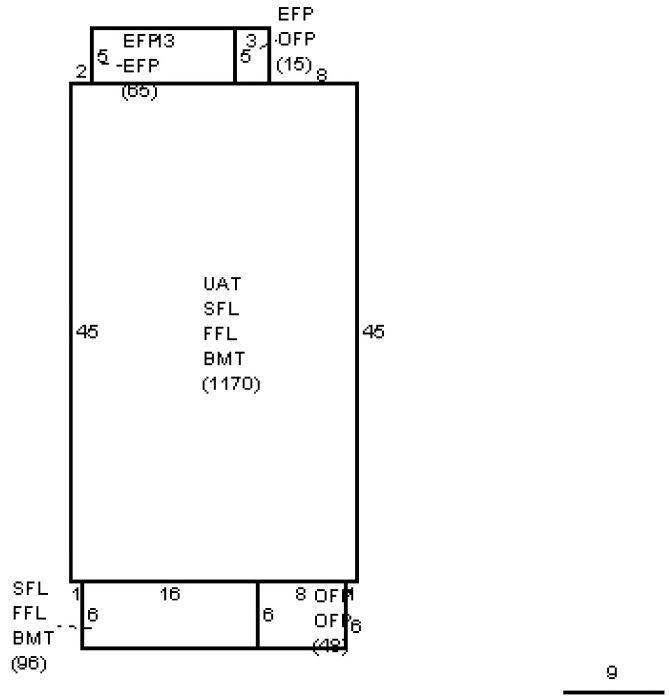
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,266	56.910	72,052
FFL	First Floor	1,266	189.710	240,172
SFL	Second Floor	1,266	189.710	240,172
UAT	Upper Attic	293	75.880	22,196
EFP	Enclos Porch	145	45.540	6,603
OFP	Open Porch	111	31.050	3,446
	Net Sketched Area:	4,347	Total:	584,641
Size Ad	2532	Gross Area	5224	FinArea 2532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	189.71
Special Features:	0	Val/Su Net:	118.20
Final Total:	513800	Val/Su SzAd	202.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2008	0.00	T	8.8	104						

More: N | Total Yard Items: | Total Special Featues: | Total: